



**WOODS
CROSS**
INDUSTRIAL



PROPERTY SUMMARY

2119 S 1200 W, WOODS CROSS, UT 84087

INDUSTRIAL WAREHOUSE SPACE FOR LEASE

BUILDING **B**, UNIT 101, UNIT 102



**ANDY
GUNTHER**

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www.futrcommercial.com | 801.541.6820



TRANSFORM YOUR
OPERATIONS – SECURE
OUR PREMIUM INDUSTRIAL
WAREHOUSE SPACE NOW!



Offering modern facilities with an unbeatable location, this space is uniquely configured to streamline your logistics and boost operational efficiency. With flexible lease terms and a ready-to-move-in facility, it's an opportunity you can't afford to miss. Tap into the potential of this prime real estate and give your business the vital edge it needs to thrive.

GALLERY

PROXIMITY MAP

13

MINS

SLC INT. AIRPORT



45

MINS

PARK CITY



3

MINS

I-15 INTERSTATE



14

MINS

DOWNTOWN
SALT LAKE CITY



31

MINS

SILICONE SLOPES - LEHI



26

MINS

BIG COTTONWOOD
CANYON

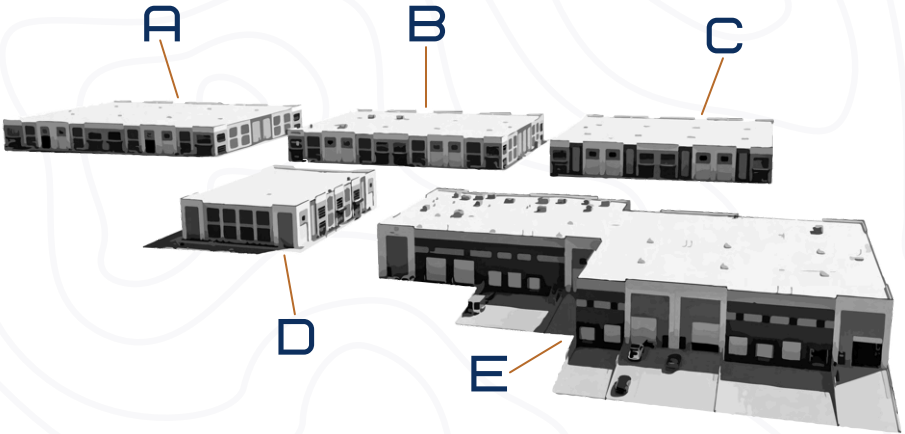


EASY ACCESS



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SITE MAP



B U I L D I N G	-	A	LEASED
B U I L D I N G	-	B	9,042 SF
B U I L D I N G	-	C	LEASED
B U I L D I N G	-	D	LEASED
B U I L D I N G	-	E	LEASED

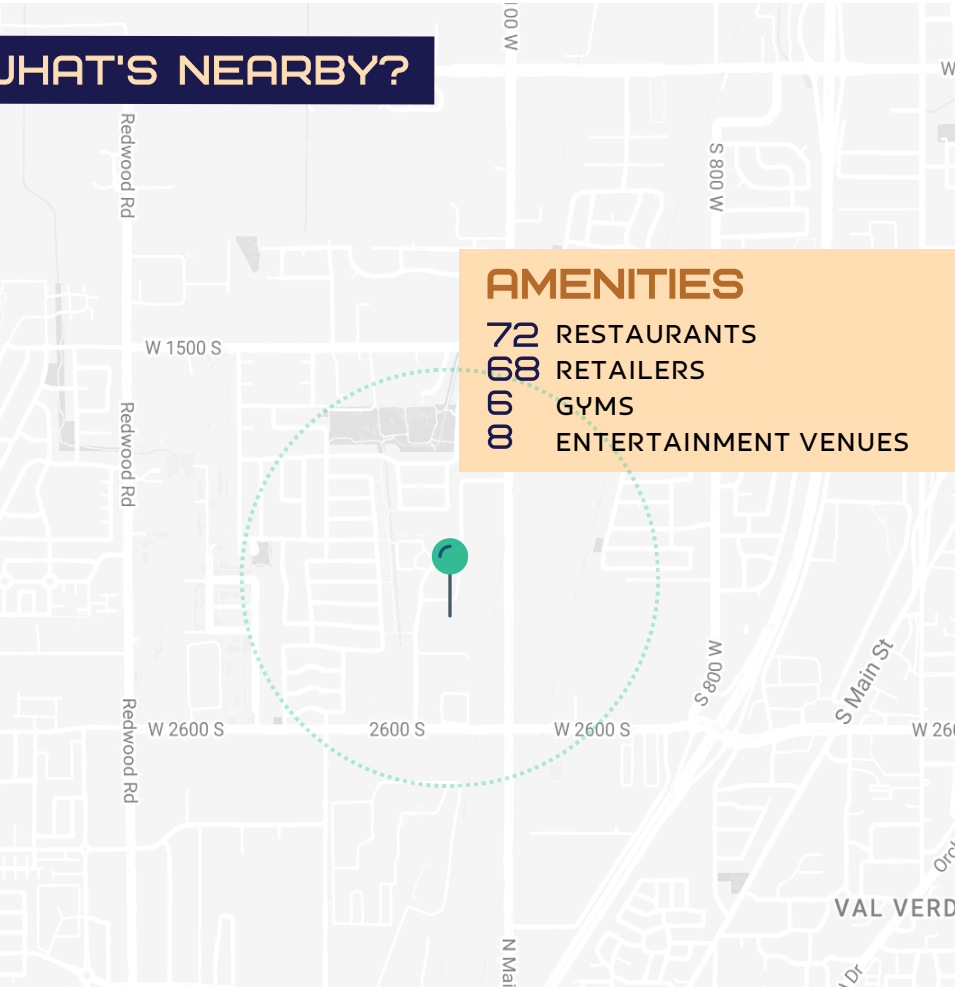


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WHAT'S NEARBY?



AMENITIES

- 72 RESTAURANTS
- 68 RETAILERS
- 6 GYMS
- 8 ENTERTAINMENT VENUES

WOODS CROSS INDUSTRIAL LOCAL FAVORITES



- BLACK BEAR DINER
- HUNGRY HAWAIIAN
- CUBBY'S
- MOD PIZZA
- COSTA VIDA
- ROBININO'S
- CAFE RIO
- ZAO CAFE
- CAFE ZUPPAS
- DAIRY QUEEN
- WALGREENS
- SWEETO BURRITO
- APOLLO BURGER
- R&R BBQ
- SMITH'S
- MO' BETTAS
- OLIVE GARDEN
- LEE'S MARKETPLACE



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PROPERTY FEATURES

- AFFORDABLE RATES
- 1/4 MILE TO I-15
- MINS FROM WOODS CROSS AIRPORT
- GENEROUS TI ALLOWANCE AVAILABLE
- MINS FROM I-215
- BY MAJOR RETAIL, DINING, & LODGING
- MULTIPLE ENTRY POINTS
- MINS FROM SLC AIRPORT
- MINS FROM I-15
- MINS FROM LEGACY PARKWAY

With its strategic location and superior facilities, this leasing opportunity offers your business the tools it needs to excel in a competitive marketplace.



WOODS CROSS INDUSTRIAL

ASK ABOUT FORKLIFT & RAMPING SYSTEMS

**BAY DOORS
ONLY, NO
DOC-HIGH
DOOR**



PORTABLE LOADING RAMP



PHOTO IS AN EXAMPLE ONLY

Warehouses are constantly shipping and receiving a variety of consumer goods and other products. A portable loading ramp is a great addition to any warehouse even if it already has a dedicated loading bay as they can create an additional loading area to meet the demand of busy seasons. A portable loading ramp can be easily transported and set in any area a truck, van, or other transport vehicle can access.

This makes it easy for warehouse personnel to drive a forklift or move a pallet jack directly onto the vehicle, ensuring safe & efficient picking and placement of pallets.

FORKLIFT TRUCK



PHOTO IS AN EXAMPLE ONLY

Forklifts are one of the tiniest pieces of drivable gear on the market today, making them ideal for warehousing operations. They're small enough to fit in tight spaces like racking aisles, and they're easy to maneuver in different directions. It's also worth noting that, depending on the forklift, many can carry loads up to 35,000 pounds, making them excellent for transporting enormous pallets around the warehouse. Furthermore, forklift trucks provide convenience, increase productivity, and they are dependable.

CAN BE NEGOTIATED

AVAILABILITY

WOODS CROSS INDUSTRIAL

LOCATION	BUILDING B 2193 S 1200 W, WOODS CROSS, UT 84087
SF / COST	RATES AVAILABLE UPON REQUEST, CONTACT ANDY GUNTHER
STATUS	UNIT 101 - 3,256 SF AVAILABLE, UNIT 102 - 5,806 SF AVAILABLE
AMENITY	MINS FROM AIRPORTS & MAJOR INTERSTATE HIGHWAYS

SPACE PLAN



WOODS
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WXI AMENITIES

MINS FROM AIRPORTS
& MAJOR INTERSTATE
HIGHWAYS



BUILDING B

PRESENTED BY



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DISCOVER THE LIMITLESS
POSSIBILITIES THAT OUR
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SPACE BRINGS TO YOUR
BUSINESS.



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